

HOLD

3997798

DRAWING NUMBER
Penn Cove Park #2
1/2

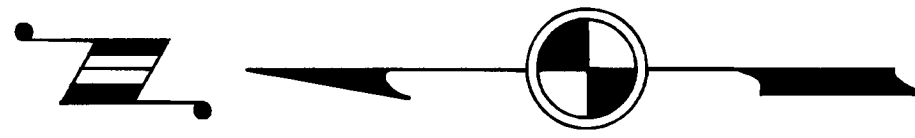
PENN COVE PARK

DIVISION NUMBER TWO JOHN CONDRA D.C. SEC. 22, T.W.P. 32 N., R. 1, E.W.M.

Sheet 1 of 2

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Concrete Monument Scale 1 inch=100 feet



DESCRIPTION

Beginning at a Point on the West Boundary of the John Condra Donation Claim that is S. 0°-16' W. 2795.00 feet from the Northwest corner thereof, thence S. 0°-16' W. 462.94 feet along said boundary to the True Point of Beginning of this description. Thence S. 0°-16' W. 1661.02 feet along said West Boundary to the Southwest corner of the John Condra Donation Claim, thence S. 41°-44' E. 792.00 feet along the Meander Line of Penn's Cove, thence N. 73°-46' E. 822.68 feet along the said Meander Line to the Southwest corner of the Plat of Penn's Cove Park, Division Number One (1) as Recorded on Page 19 Volume 4 of Plats, Records Island County, Washington, thence N. 0°-16' E. 2012.51 feet, thence N. 89°-35' W. 1318.80 feet to the True Point of Beginning. Containing Sixty (60) acres More or Less and excepting existing County Roads.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That BURROUGHS-WALKER, INCORPORATED the undersigned, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and/or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Each owner or occupant of this plat is entitled further to the use for recreational purposes of reserve "B" in the plat of Penn's Cove Park Division Number One. The area designated "Park and Playground" on this plat is hereby dedicated by the grantor to the use of all residents of Penn's Cove Park, Division Number One and Two and any subsequent additions thereto for any and all recreational purposes. All lot, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

Design and procedure of construction of all structures in this plat to be approved by the grantor or a party or parties designated by him, and will conform to the following: No more than one dwelling to each lot, said dwelling to be constructed on a continuous foundation of monolithic brick, block or stone construction. An approved standard exterior finish to be applied within eighteen months after beginning of construction. Design of dwelling and all accessory buildings to be architecturally designed in harmony with structures on adjacent properties. Dwelling and attached accessory building and/or patio or other roofed and connected area is to be not less than (1400) fourteen hundred square feet. Each residence in this plat shall be connected to a sewage disposal system of the septic-tank type and of a capacity and design meeting the minimum property requirements as specified by the State Department of Health. The disposal field to be of a design not to permit any overflow or discharge on top of the ground or in open ditches. No lot or tract shall be used for business purposes with the exception of tracts "A" and "B". No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than (20) twenty feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width at its narrowest part.

In Witness Whereof, we have hereunto set our hands and seal this 12th day of September A.D. 1952.

B. L. Burroughs
President

Guy B. Walker
Secretary

ACKNOWLEDGEMENT

State of Washington) ss.
County of Island)

This is to certify that on the 12th day of September A.D. 1952 before me the undersigned, a Notary Public, in and for the state of Washington, duly commissioned and sworn, personally appeared B.L. Burroughs and Guy B. Walker, to be known to be the President and Secretary respectively of the Burroughs and Walker Corporation who executed the within and foregoing instrument and each acknowledged that the said instrument was his free and voluntary act and deed for the uses and purposes therein mentioned and that the said officers of said corporation on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

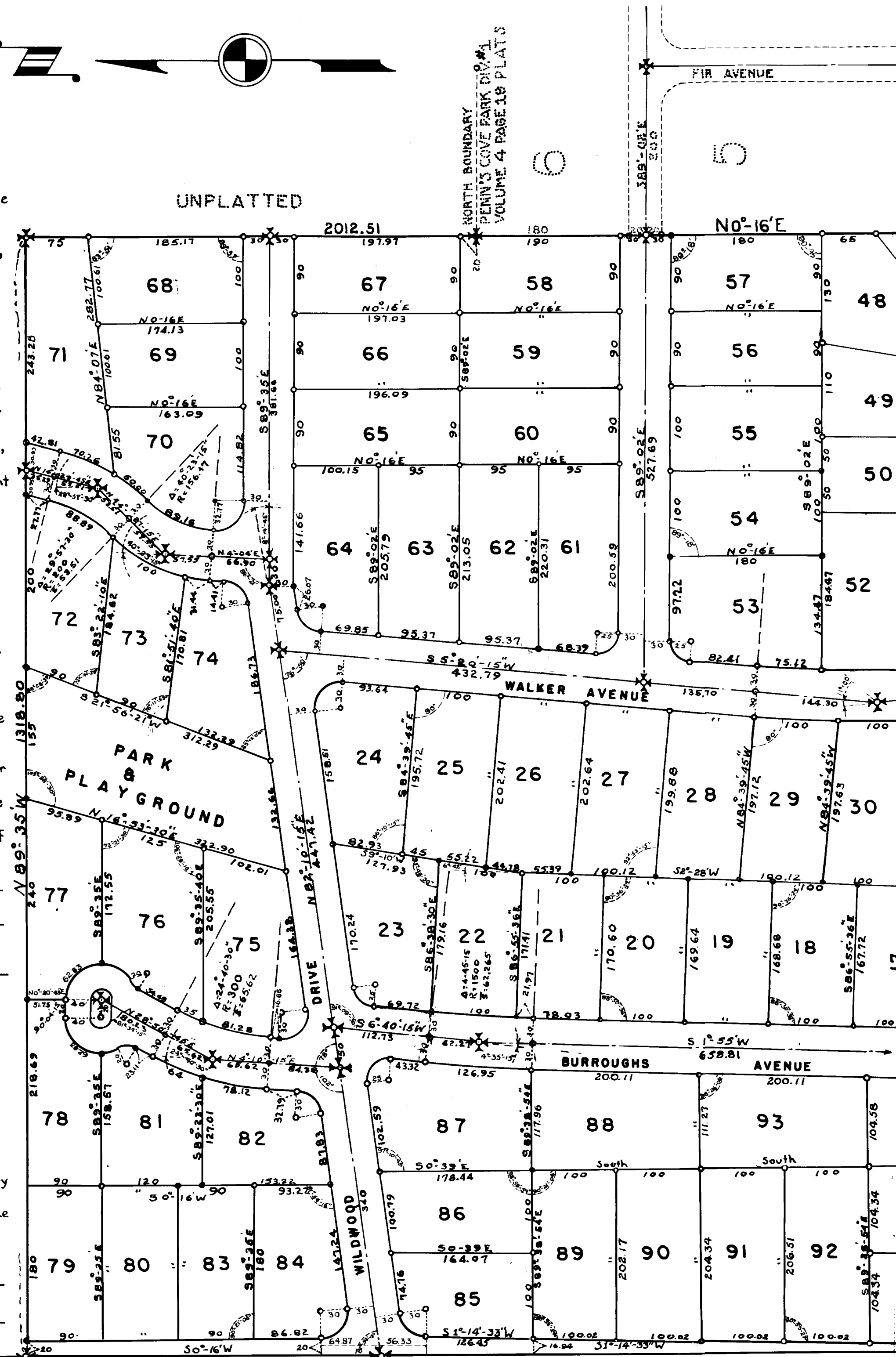
In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above mentioned.

Alfred B. Walker
Notary Public in and for the State of Washington, Residing at Coupeville

Point of Beginning
S 0°-16' W
462.94

True Point of Beginning
S 0°-16' W
1661.02

PENN COVE PARK DIV. 2 SHEET 1



PENN COVE PARK

Sheet 2 of 2

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DIVISION NUMBER TWO of JOHN CONDRA D.C. SEC. 22, TWP. 32 N., R.1, E.W.M.

CERTIFICATES

PENN COVE PARK DIV #4
VOLUME 4 PAGE 19 PLATS

2012.51

I hereby certify that the plat of Penn Cove Park, Division Number Two is based on an actual survey and subdivision of the John Condra Donation Claim in Section 22 Township 32 N., Range 1, E.W.M. That the distances and courses of the angles are shown thereon correctly and that the monuments have been set and all lot and block corners have been staked on the ground.

I, Nola C. Howard, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1953.

County Treasurer

Approved by the Board of County Commissioners this 6th day of October A.D. 1952.

County Auditor *W. C. Miller*
Board of County Commissioners

County Engineer *William L. ...*

87650

Filed for record at the request of Burroughs-Walker, Incorporated on Oct. 14, 1952 at 5 minutes past 4:00 P.M. and recorded in Volume 4 of Plats, Page 74, Records of Island County, Washington.

County Auditor *W. C. Miller*

Deputy

We the undersigned do hereby certify that the record title to the lands herein described is vested in Burroughs-Walker, Incorporated in fee simple. Subject to unpaid local assessments, if any and subject further to the following encumbrances, *None*

In testimony whereof the Mount Vernon Abstract and Title Company has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this 8th day of Sept. A.D. 1952 at 8:00 o'clock A.M.

Mount Vernon Abstract and Title Company, Mount Vernon, Washington

By *W. C. Miller*

Concrete Monuments

Scale 1 inch = 100 feet

